

World's End Residents' Association



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Minutes of a WERA committee meeting held at 7.00 p.m. on Tuesday, 3rd February 2004 in the WERA Clubroom, 16 Blantyre Street.

Present:	Eryl Humphrey Jones (Chair) Brendan Kelly Joy Laven Marye Kenton	Jules Montero (Secretary) Helen Morris Caroline Fairchild Kaz Gasior	Margaret Grayling (Treasurer) Isabel Neves John Rendall
Attending:	Alasdair Manson (Estate Manager)		
Apologies:	Maggie Byrne		

1. Apologies

The above apology was accepted.

2. Minutes of Previous Meeting/Matters Arising

2.1 CF asked for an alteration to be made to the minutes of the 6th of January 2004. It was agreed that the term "lodger of a leaseholder" would be amended to "resident". JM would inform all those in receipt of a copy of those minutes of the change and apologise should they had found the term offensive.

Action: JM to inform all those in receipt of the previous set of minutes of the change.

The minutes were altered accordingly and then accepted as correct.

Actions from the minutes of the 2nd December 2003.

Action 3.2.1 JM noted that the funds obtained from the ARB were not sufficient for seven notice boards. AM offered to investigate a cheaper alternative. He also suggested that WERA might wish to ask the ARB for additional funding.

Other actions were noted in minutes of the 6th of January 2004.

Actions from the minutes of the 6th of January 2004.

Action 5. A public meeting with regards to the ongoing lift problems had been held by the TMO on the 21st of February. This had taken the place of the special committee meeting originally planned.

Action 6. JM told the meeting that he had invited Mr. White to attend a WERA committee meeting but he had declined, stating that he would attend a meeting some time in the future.

4. Estate Manager's Promotion/Recruitment

AM described how Mark Leahy was leaving the TMO and how he was going to take up his now vacant post. EHJ read out an email from Ian Twyford to that effect. AM explained that the TMO planned to fill the resulting vacancy of World's End Estate Manager by seconding an existing TMO staff member from elsewhere for an initial period of 6 months. He suggested that committee members might wish to take part in a walkabout of the estate with the potential candidates. CF, MG and JR agreed to do this.

Action: CF, MG and JR to join walkabout on 12th of February.

3. Estate Manager's Update

3.1 Leaks

The matter of several on-going and/or long-running leaks on the estate was discussed. It was generally felt that the TMO did not deal with leaks within reasonable time-scales or with the appropriate level of urgency. It was suggested that a programme of preventative maintenance might help reduce the number of leaks and that residents should be advised on how to avoid causing leaks and deal with leaks.

3.2 Fire in Blantyre Tower Bin Room

The meeting was told that a fire had taken place in Blantyre Tower bin-room. AM and MG described what had happened. The two accounts were notably different. AM suggested that to try and minimise the impact of a fire in a bin room in future that he would look at the possibility of installing fire seals in all of the rubbish chutes.

Action: AM to update WERA re: fire seals for rubbish chutes.

3.3 Health & Safety Issues

AM was told that many of the doors from the tower landings into the stairwells were not in a reasonable state of repair. AM asked the committee to report any such doors to the estate staff.

3.4 Gas installation Inspections

This matter is ongoing.

3.5 Response to Asbestos letter

AM said that he had spoken to Health & Safety and been told that there had been a very poor response to the asbestos letter. JM pointed out that the Artex ceilings in many of the common areas (walkway and lift lobby ceilings) were in a poor state. AM said this was being looked into.

Action: AM to keep WERA informed as to the progress of the above.

Update: AM has since confirmed that a total of nine residents have contacted the TMO with regards to Asbestos and that six flats have been inspected as a result. No additional asbestos has been identified.

3.6 Pigeon Control Measures

AM confirmed that the pigeon control contractor was still visiting the estate and that a large number of birds had been captured and removed from the estate. AM said he was currently looking into the possibility of placing highly visible signs around the estate to try and deter the feeding of pigeons.

Action: AM to keep WERA informed as to the progress of the above.

3.7 Dogs and Dog Warden

The meeting was told that dog fouling in the garden areas was still a problem. AM confirmed that the dog warden visited the estate on a regular basis and that he was in discussion with him as to what steps to take to reduce the problem.

Action: AM to keep WERA informed as to the progress of the above.

5. Tenants Issues

5.1 Rent Cards / Rent Account Summaries

This matter is still ongoing.

6. Other Issues

See item 11.

7. Meetings attended

7.1 Lifts Meeting

It was noted that both Dartrey and Greaves Tower lifts had suffered lengthy outages over the weekend. AM confirmed that the new lifts would have security cameras fitted by the time they became operational. AM stated that he believed that recordings would only be examined once an incident had been reported.

7.2 Window Site meetings

JM told the meeting that the minutes of the last site meeting were now available from the WERA office.

8. Major Works

8.1 Security

This item was deferred.

8.2 Walkways

JM told the meeting that a drop-in had been scheduled by Shreeves / Cosmur for Wednesday, 4th February between 5.00 p.m. and 7.00 p.m. Committee members were asked to attend if possible.

9. WERA Membership Audit

JM said he had completed the audit of the existing membership register. He was now investigating how best to confirm each membership. CF suggested the distribution and subsequent collection of reminders. JM said he would look into this.

10. WEMO Report

The Council has rejected the development report submitted by PPCR. WEMO is scheduled to meet with the ODPM to discuss how to proceed. A WEMO open meeting is to be held on Tuesday, 24th of February.

11. Any Other Business

11.1 JM reminded the meeting that Gordon Perry had offered to attend a WERA Committee Meeting and asked whether he should proceed to arrange such a meeting. The committee agreed.

Action: JM to arrange Gordon Perry's attendance at a forthcoming WERA Committee meeting.

11.2 The following items were raised as causing ongoing concern:

- Concern that workmen refurbishing properties on the estate could cause damage to the new lifts.
- The state of the walkway rooftops. They did not appear to have been cleaned recently.
- The state of the recycling bins. They were not always emptied regularly and thus often overflowing.
- Continuing dumping of rubbish by some commercial leaseholders.
- The TMO's customer service helpdesk (0800 137 111). It was often impossible to get through.
- Some residents had complained about cars being parked behind Blantyre Tower.
- The present security system. It was felt to be wholly ineffective, take up too much of the estate staff's time, and appear to require extremely high levels of maintenance.

12. Date of Next Meeting

12.1 The next meeting is scheduled for Tuesday, 2nd of March at 7pm in the WERA Clubroom.

12.2 JL suggested that all committee members on email might wish to receive copies of the minutes by email. This would reduce the amount of paper copies that had to be produced and distributed.

The meeting then closed.

..... (Chair)